

Tree Preservation Ordinance Summary for Plats & MDPs

On the application form, choose which ordinance year will apply to the project and mark box in that column only. If exempt from the revised 2003 ordinance, fill in the vested rights number to the side of the ordinance choice statement and proceed with choosing one of the compliance options.

Affidavit/Permit Type	Residential Fees	Commercial Fees	Submittals
1 - No Significant Heritage or Historic Trees ¹	Affidavit fee: \$35/lot Maximum \$1000	Affidavit fee: \$75/acre Maximum \$2000 (round to nearest whole number)	<ul style="list-style-type: none"> • Affidavit/Permit Form – notarized • Streetscape Form² • Aerial Photo with site highlighted • Streetscape Note^{3,4} on plat or Landscape plan • Fees
2 - Significant, Heritage and Historic Trees ¹ which will not be removed	Affidavit fee: \$35/lot (Maximum \$2000) and Review Fee: \$75	Affidavit fee: \$75/acre (No Maximum Fee) and Review Fee: \$75	<ul style="list-style-type: none"> • Affidavit/Permit Form - notarized • Streetscape Form² • Aerial Photo with site highlighted or site plan overlay with indication of trees and information as stated in 35-B124 such as proposed and existing grades, easements, etc. • Streetscape Note^{3,4} on plat or Landscape plan • Fees
3 - Under 1997 ordinance only and will be exempt from the 1997 and 2003 ordinances	No fees	No fees	<ul style="list-style-type: none"> • Affidavit/Permit Form with VRP # or DRP# • Streetscape Form² • Streetscape Note^{3,4} on plat or Landscape plan
4 - Some Significant, Heritage or Historic trees ¹ will be removed	Affidavit fee: \$35/lot (Maximum \$2000) and Review Fee: \$75	Affidavit fee: \$75/acre (No Maximum Fee) and Review Fee: \$75	<ul style="list-style-type: none"> • Affidavit/Permit Form • Streetscape Form² • Requires Tree Preservation Plan⁵ for commercial projects • Streetscape Note^{3,4} on plat or Landscape plan • Fees
Master Development Plans (MDPs)	Review Fee: \$75		<ul style="list-style-type: none"> • Master Tree Stand Delineation Plan – consisting of an aerial photo with an overlay of the development, an outline of the tree(s) areas with basic non-committal information ie. square area of tree area(s) and types of trees and understory.

¹Protected Trees include Significant Trees: ≥ 6” (or 2” for Condalia, Texas Persimmon, Redbud, and Mountain Laurel and Hawthorn/Crabapple and Possumhaw in floodplains only) and
Heritage Trees: ≥ 24” (or 8” for Condalia, Texas Persimmon, Redbud, and Mountain Laurel and Hawthorn/Crabapple and Possumhaw in floodplains only)

²Streetscape Standards apply to all developments with five (5) or more parking spaces and requiring subdivision review (ie, platting). Preservation of existing trees is recommended Local streets within a residential subdivision that service residential lot driveways shall be exempt. Plats submitted with existing development (i.e., building or parking lot) are required to plant street trees upon plat review. New residential subdivisions abutting existing arterial and collector will need to plant along these streets.

³Streetscape Note - in lieu of a landscape plan a note can be added to the on plat states “Sect. 35-512 of the UDC will be complied with at the building stage”

⁴Buffers Note - is recommended indicating that a buffer is required along side yards for projects abutting an arterial and collector and may be required for commercial projects abutting a residential development to avoid plan review delays.

⁵Tree Preservation Plan consists of a 1) Tree Survey on a site plan which shows the location of the trees (each with an identifier # and species name), 2) an inventory with the calculations of total diameter inches of protected trees, diameter inches removed (reason for removal) and the percent preserved that must meet the minimum preservation requirement and 3) tree protection notes.

Optional - Tree Stand Delineation may be used in lieu of the Tree Survey for the Tree Preservation Plan . The amount of tree area(s) required to be preserved is twenty-five (25%), with the existing understory. A Tree Stand Delineation consists of a current aerial photograph (minimum resolution of 6-inch pixels) with an overlay of the development, an outline of the tree area(s) and the tree area(s) and understory to be preserved and information as stated in Sect. 35-B125 such as existing and proposed grades, easements etc.

Minimum Tree Preservation Requirements – 2003 Ordinance

	Single-family Dwellings	Multi-family and Non-residential uses
Significant Trees	35% within each platted lot, excluding street right of way and easements, plus each builder on a single family dwelling lot shall also be required to plant two, 2” caliper new trees, which trees shall generally be native, large canopy trees.	40% within the entire site, excluding the street rights-of-way and easements
Significant Trees under 6" DBH	35% within each platted lot, excluding the street right of way and easements OR 35% of the number of total count of all such trees	40% within the entire site, excluding street right of way and easements OR 40% of the number of total count of all such trees
Heritage Trees	100% within each platted lot	100% within the entire site
100 year flood plain(s)	80% of the trees within the flood plain, which shall not apply toward preservation requirements on the remainder of the lot	80% of the trees within the flood plain, which shall not apply toward preservation requirements on the remainder of the site
Mitigation Maximum	Up to 90% of Significant and Heritage trees may be mitigated rather than preserved	Up to 90% of Significant and Heritage trees may be mitigated rather than preserved